



Entered on Docket
June 18, 2008

A handwritten signature in black ink, appearing to read "Hon. Mike K. Nakagawa".

Hon. Mike K. Nakagawa
United States Bankruptcy Judge

WALSH BAKER & ROSEVEAR PC
William Baker, Esq.
9468 Double R Blvd., Suite A
Reno, Nevada 89521
1-775-853-0883

MICHAEL LEHNERS, ESQ.
429 Marsh Ave.
Reno, Nevada 89509
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(775) 786-1695

Attorneys for Secured Creditor
Woodchase Condo Homeowner's Association

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

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BK-N- 08-50427
CHAPTER 13
Hearing Date: None Required
and Time:
Mtn No. _____

Est Time: 5 Minutes

STIPULATION AND ORDER

VACATING AUTOMATIC STAY

IN RE
ROBERT P. MORRIS,
Debtor(s).

COMES NOW Secured Creditor, Woodchase Condo Homeowner's Association, by and through its attorneys, William Baker, Esq. and

1 Michael Lehners, Esq.; Debtor, Robert Morris, by and through his
2 attorney, Stephen R. Harris, Esq.; and Chapter Thirteen Trustee, William
3 Van Meter, and agree as follows:

4 1. That Secured Creditor holds a lien on the Debtor's
5 condominium located at 555 East Patriot Blvd., Unit No. 172-F, Reno,
6 Nevada for dues, late charges, reserve contributions and other charges.
7 As of June 9, 2008 the amount of this lien was \$6,582.08.

8 2. That the Debtor has valued the condominium at \$110,000.00
9 in his bankruptcy schedules. The Debtor shows that the condominium is
10 subject to a first deed of trust in favor of Home EQ in the amount of
11 \$128,000.00 and a second deed of trust in favor of Countrywide the
12 amount of \$31,879.98.

13 3. That the Association Dues are in default. The Debtor does not
14 seek to cure, reinstate, or liquidate same by virtue of his Chapter 13
15 proceeding.

16 4. That the condominium is not required nor is necessary for an
17 effective reorganization and that the Debtor has no equity in said
18 property, and said property is not a benefit to the Debtor's estate.

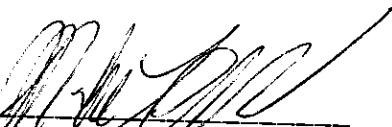
19 5. That the automatic stay imposed by virtue of 11 U.S.C. §362
20 shall be lifted, as it concerns the condominium, thereby giving Secured
21 Creditor immediate recourse to exercise its rights against the collateral
22 by virtue of the laws in the State of Nevada.

23 6. This stipulation shall be binding in the event that this
24 bankruptcy is converted to another chapter.

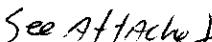
25 7. It is further stipulated that the provisions of Bankruptcy
26 Rule 4001(a)(3) are waived and this Order shall be in full force and
27 effect upon the signature of the Judge.

1 IT IS HEREBY ORDERED that the above stipulation is approved and
2 that the Debtor, Trustee and Secured Creditor be bound by the terms
3 therein.

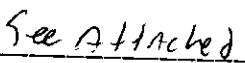
4 Submitted by:

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6 Michael Lehnert, Esq.
7 Attorney for Secured Creditor

8 Approved by:

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10 Stephen Harris, Esq.
11 Attorney for the Debtor

12 Approved by

13 
14 William Van Meter
15 Chapter Thirteen Trustee

16 # # #

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4 Submitted by:

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7 Michael Lehners, Esq.
8 Attorney for Secured Creditor

9 Approved by

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12 William Van Meter
13 Chapter Thirteen Trustee

14 Approved by:

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17 Stephen Harris, Esq.
18 Attorney for the Debtor

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4 Submitted by:

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7 Michael Lehners, Esq.
8 Attorney for Secured Creditor
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Approved by:

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Stephen Harris, Esq.
Attorney for the Debtor

Approved by

12 William Van Meter
13 Chapter Thirteen Trustee
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